

Acct ID: 510327 MTL: 041W06D000200 Date: **8/8/24** Appr: **MLH** Prop Class: 551 RMV Prop Class: 451
 Situs: 10375 CHAMPOEG RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 49043 Year: 2024

Last Date Appraised: 01/29/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - Tags/Permit (Condition)

Owner: LYNNE PROPERTIES LLC Roll Type: R

Ⓢ Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 163538

RMV Land: 431380 RMV Imp: 196450 RMV Total: 627830 MAV: 135020 MSAV: 28518 SAV: 51744

Comment: 24-25: L2 1.29.24 JJS

Champog wine cellars, Closed TAG 26 to see if reopened

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

update inventory

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15560	0

Land

Site: 2 Code Area: 15560 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 151470 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 1977 / 1500060 Tax Rate = 895 Rent Rate = 59

Site: 3 Code Area: 15560 Size: 7.43 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 204620 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 1977 / 1500060 Tax Rate = 895 Rent Rate = 53

Site: 4 Code Area: 15560 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 30290 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 2009 / 1500060 //WINERY

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 131 Year Blt: 1992 Eff Year Blt: 1998 Sq.Ft: 1144 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 178400
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1144	0	FB-1 HB-1	1992	1998	BTH - 1, KIT-, HVAC, ROOF	Y N
Garage Attached	3	Low Cost	792	0	0	1993	1998	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	-3	1	1998	14731	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 15560 Stat Class: 351 Year Blt: 1994 Eff Year Blt: **2008** 1994 Sq.Ft: 884 % Complete: 100
 Desc: General Purpose Building (GB) *Ave condition* Dimensions: 34x26 RMV: 8550
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	884	0	0	1994	1994	FAIR <i>Ave</i>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 3 Code Area: 15560 Stat Class: 351 Year Blt: 1994 Eff Year Blt: **2008** 1994 Sq.Ft: 792 % Complete: 100
 Desc: General Purpose Building (GB) *Ave condition* Dimensions: 36x22 RMV: 9500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	Finished	792	0	0	1994	1994	FAR <i>Ad</i>	

Accessories					
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

354 LTL 12x22 2008 I/O

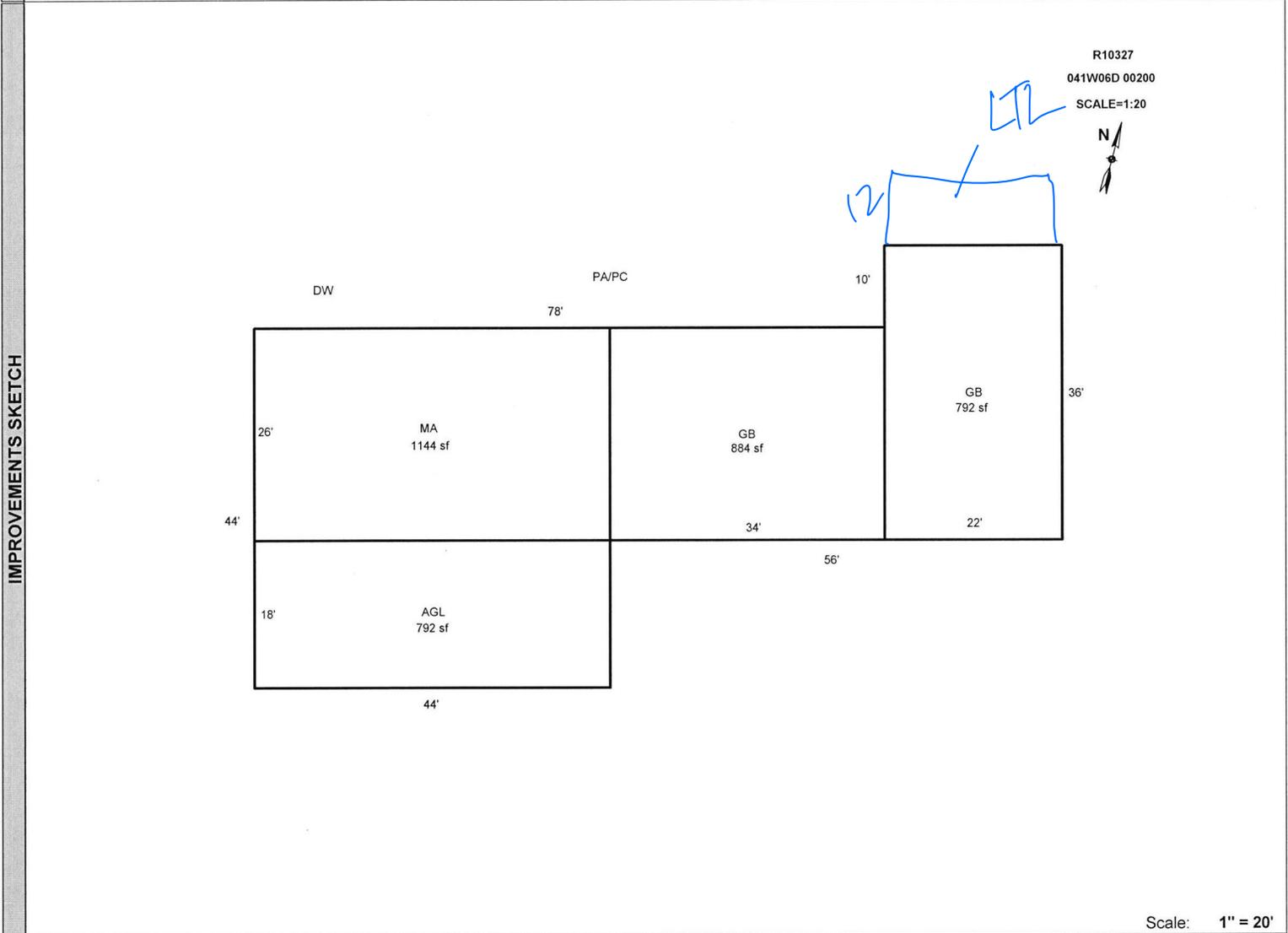


SKETCH/AREA TABLE ADDENDUM

Parcel No 041W06D 00200

File No R10327

SUBJECT	Property Address 10375 CHAMPOEG RD NE
	City AURORA County MARION State OR Zip 97002
	Owner
	Client
	Appraiser Name

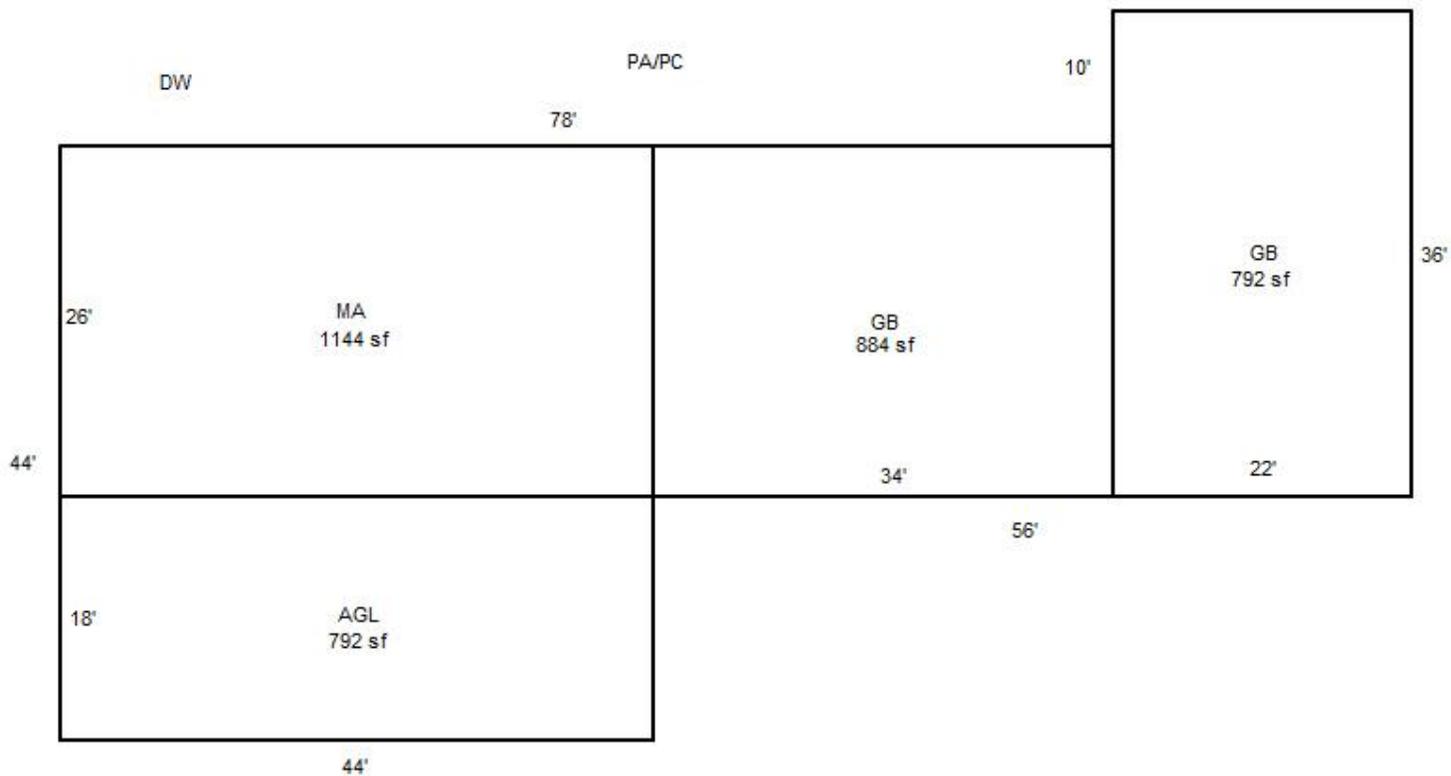


Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1144	140	1144
	GBA1	GB	1.00	884	120	
		GB	1.00	792	116	1676
GAR	AGL	1.00	792	124	792	
	Net LIVABLE Area (rounded w/ factors)				1144	
	Net BUILDING Area (rounded w/ factors)				1676	

Comment Table 1	
DRAWN BY JRONDEMA 7/20/17	
Comment Table 2	Comment Table 3
<p style="font-size: 1.2em; color: blue;">JSS 1.29.27 MZH 8/8/24</p>	<p style="font-size: 1.2em; color: blue;">Tags L2 Cycle L3</p>

R10327
041W06D 00200
SCALE=1:20







10375







10375

ST

R10327

06D 041W
041W-06D -00200
502 (551) 0-5F A64
CHAMPOEG VINEYARD

40263-000
015-00-06-0

13.43 ACRES

10375 CHAMPOEG RD NE
V0746P0237RD

07/29/95

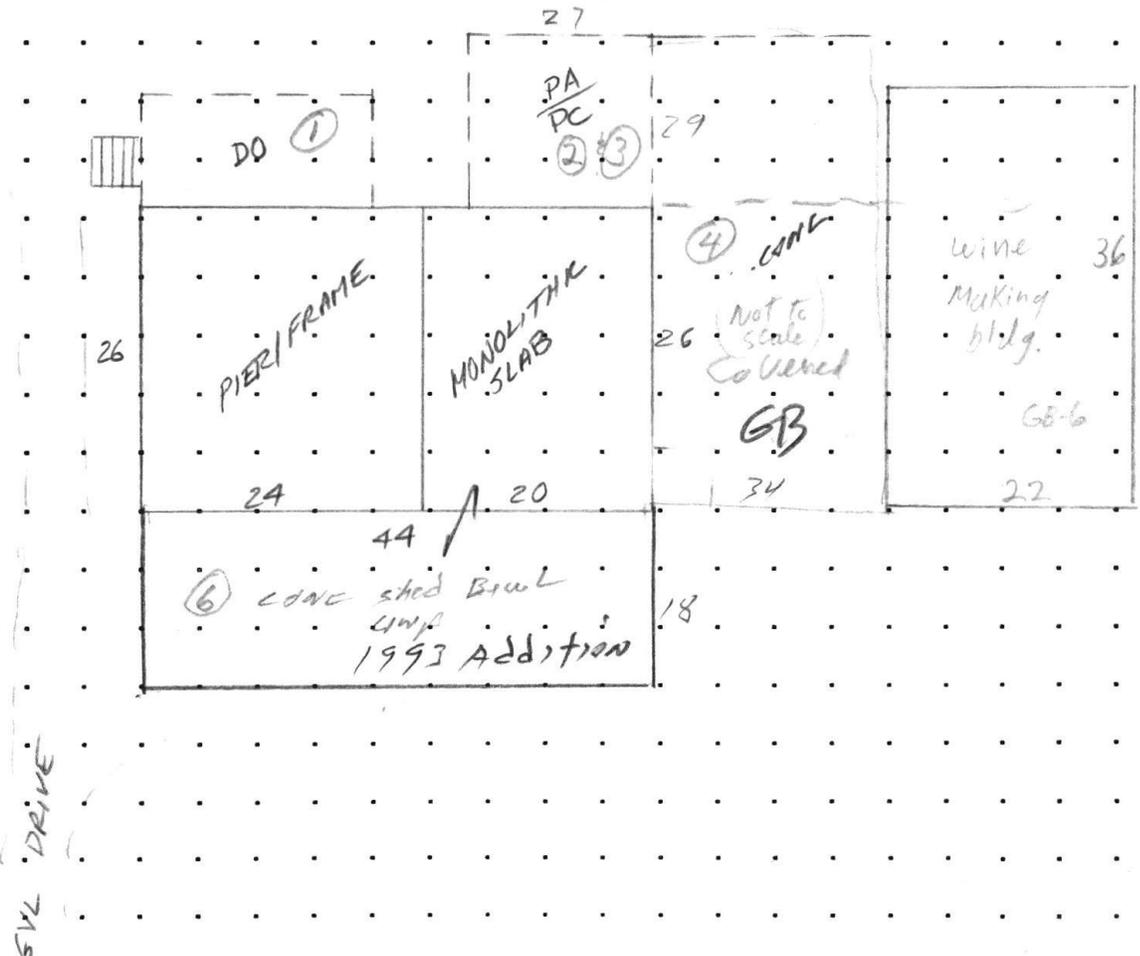
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 40263-000

MAP NO: 041W 06D

TAX LOT: 00200

CHAMPOEG WINE CELLARS



CHAMPOEG RD

CR414

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: 10375 CHAMPOEG RD NE	SALES	
DATE	BY	BUILDER:		Date	Amt.
7-8-93	WFF#14	REMARKS: N.V. Not ver. - Ver. New 22x36 addition Cycle			
3-28-96	KRC(19)				
6/22/11	b7 ms				

CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 041W06D 00200

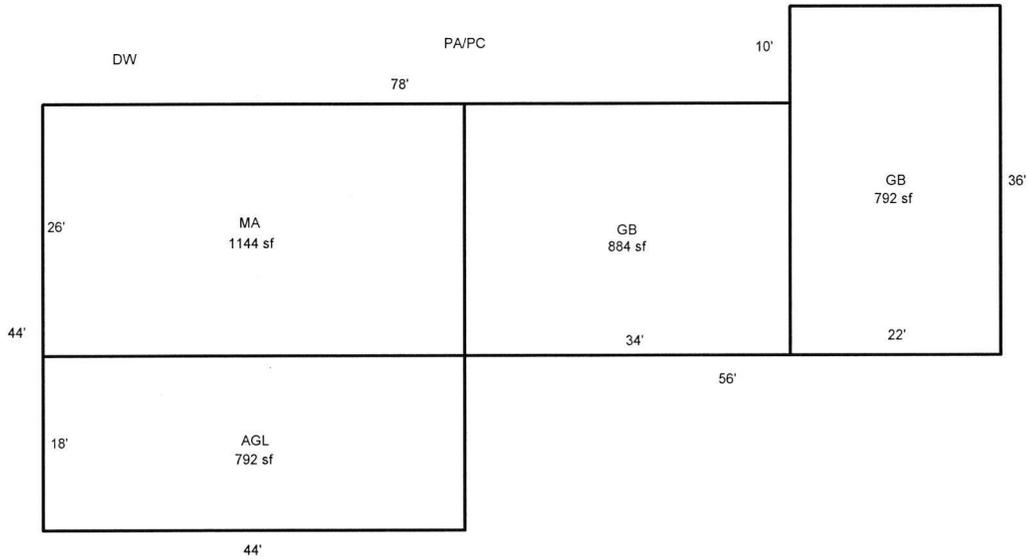
File No R10327

SUBJECT	Property Address 10375 CHAMPOEG RD NE
	City AURORA County MARION State OR Zip 97002
	Owner
	Client
	Appraiser Name

R10327
041W06D 00200
SCALE=1:20



IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1144	140	1144
GBA1	GB	1.00	884	120	
	GB	1.00	792	116	1676
GAR	AGL	1.00	792	124	792
Net LIVABLE Area (rounded w/ factors)					1144
Net BUILDING Area (rounded w/ factors)					1676

Comment Table 1

DRAWN BY JRONDEMA 7/20/17

Comment Table 2

Comment Table 3

R10327 041W06D 00200 Appr #: 67 Date 6/22/11 Prop Class 551 67 Prop Code A63
 Situs Address 10375 CHAMPOEG RD NE Franchise Code 19 Year For: 2011-2012

Owner EGGERT, CHARLES W &

Notes: NOH / winery? Tags Cycle Sales Verification Other: _____

RMV Land: 231,230 RMV Imp: 107,680 RMV Total: 338,910 M50 Total: 115,480
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1144 Eff Area 1144
 Length Width Roof Cover ARCMP ~~COMP~~ Plumbing BATH.5 Heat BB
 Fireplace Inter. Comp: Bedrooms
 Year Built 1992 Eff. Year Built 1992 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 59,740
 Lump Sum ___ Except Code/Year INV Comments _____

Seg.Type AGL Seg. # 1.3 Method: R05 Class 3 Area 792 Eff Area 792
 Length 44 Width 18 Roof Cover ARCMP ~~COMP~~ Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1993 Eff. Year Built 1993 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 23,710
 Lump Sum ___ Except Code/Year INV Comments _____

Accessory Improvements

Seg.Type Y13A Seg. # 1.2 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: N/C Cond. P F A G E % Comp ___ Econ ___ RMV: 4,000
 Lump Sum ___ Except Code/Year N/C Comments _____

Out Buildings

Seg.Type GB Seg. # 2.1 Method: F09 Class 5 Area 884 Eff Area 884
 Length 34 Width 26 Foundation Ex. Wall 10FT;WOOD Roof Cover BKENAM
 Roof Style SHED Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1994
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 9,120
 Lump Sum ___ Except Code/Year N/C Comments _____

Seg.Type GB Seg. # 3.1 Method: F09 Class 6 Area 792 Eff Area 792
 Length 36 Width 22 Foundation FRAME Ex. Wall 16FT;WOOD Roof Cover ARCMP ~~COMP~~
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1994 Eff. Yr. Blt: 1994
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 11,110
 Lump Sum ___ Except Code/Year INV Comments _____

R10327 041W06D 00200 Appr #: _____ Date _____ Prop Class 551 Prop Code A63
 Situs Address 10375 CHAMPOEG RD NE Franchise Code 19 Year For: 2011-2012
 Owner EGGERT, CHARLES W &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 231,230 RMV Imp: 107,680 RMV Total: 338,910 M50 Total: 115,480

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	TWO HILL DRY	042G	6.00		
3	FOUR HILL DRY	042	6.43		
4	FARM HOMESITE	042	1.00		

Eff Acres 23.41 Companion Accounts R10317 R10321 041W06D 00400;041W06D 00300

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____



67

R10327 MA

6/22/11



lot R10327 GB 6/22/4

7-93





'96 3 28



Champoeg
WINE CELLARS

Champoeg Winery
11000
Champoeg Road NE

'96 3 28

Summary

Lead Appr: ww

Clerk: Chris 2/15/24

Lead Clerk:

Appr: JJS 2.20.24

Print Date:

12/14/2023

Acct ID: 510327

MTL: 041W06D000200

Date: 1.29.24

Appr: JJS

Prop Class: 551

RMV Prop Class: 551 451

Situs: 10375 CHAMPOEG RD NE AURORA OR 97002

MaSaNh: 02 06 000

Unit: 49043

Year: 2024

Last Date Appraised: 06/22/2011

Appraiser: JORDAN SCHULTZ

Retag: Y N

Tag info: 2024 - Tags/Permit (Condition)

Owner: LYNNE PROPERTIES LLC

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4 LCB

TTO INSP

AV: 163606

RMV Land: 434130

RMV Imp: 190570

RMV Total: 624700

MAV: 135020

MSAV: 28586

SAV: 50208

Comment:

23-24: Per GRH noticed change made to MA since purchase in 2022. Check for construction/remodel. Also check for other inventory changes and farm use 1/1/24./cwo

UPD Inv

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Input, JJS, 2.7.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15560	0

Land

Site: 2 Code Area: 15560 Size: ~~5.0~~ 5.0 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 181760 Exception: Y N

Adjustment(s): GSOIL

Fire Patrol:

Description:

Comments: Liability year - 1977 / 1500060 Tax Rate = 895 Rent Rate = 59

Site: 3 Code Area: 15560 Size: ~~6.43~~ 6.43 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 177080 Exception: Y N

Adjustment(s): GSOIL

Fire Patrol:

Description:

Comments: Liability year - 1977 / 1500060 Tax Rate = 895 Rent Rate = 53

Site: 4 Code Area: 15560 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 30290 Exception: Y N

Adjustment(s): GSOIL

Fire Patrol:

Description:

Comments: Liability year - 2009 / 1500060 //WINERY

1998 p/w/r

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 131 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1144 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 172520
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	3	Finished	1144	0	FB-1/ HB-1	1992	1992	ROOF, HVAC, KIT-, BTH - 1	Y N
Garage Attached	3	Low Cost	792	0	0	1993	1993	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	3	1	1992	14229	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 15560 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 884 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 34x26 RMV: 8550
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
General Purpose Bldg	5	Finished	884	0	0	1994	1994	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
No accessory data available						

Bldg: 3 Code Area: 15560 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 792 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x22 RMV: 9500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N		
General Purpose Bldg	6	Finished	792	0	0	1994	1994	FAIR			
Accessories											
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity						
No accessory data available											

